

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2208A/8 FRANKLIN STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

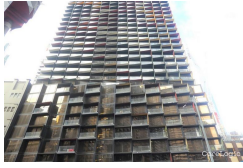
1409/31 A'BECKETT STREET MELBOURNE VIC 3000	460000	04-Apr-24
14/31 A'BECKETT STREET MELBOURNE VIC 3000	455000	02-Mar-24
1001/442-450 ELIZABETH STREET MELBOURNE VIC 3000	450000	23-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 August 2024

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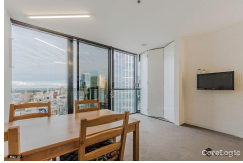


**1409/31 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **460000** Sold Date **04-Apr-24**

Distance **0.18km**

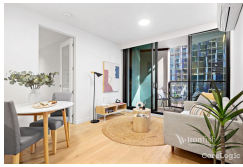


**14/31 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **455000** Sold Date **02-Mar-24**

Distance **0.17km**



**1001/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **450000** Sold Date **23-Apr-24**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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